

Map 133 - McCloud Subdivision ASLS 82-157

Location	McCloud subdivision is located northwest of Fairbanks approximately 9 miles east of Murphy Dome on the Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-2, D-3
Access	Access can best be obtained by taking New Murphy Dome Road to Spinach Creek Road, then following Spinach Creek Road until it dead ends at Old Murphy Dome Road. Follow Old Murphy Dome Road east approximately 3 miles to the subdivision. Access along Old Murphy Dome Road will, at certain times of year, require 4-wheel drive vehicles.
Terrain	The terrain is variable with elevations ranging from 1,000 feet to 1,650 feet.
Soils	Soils primarily contain silt with some sand or gravel.
Vegetation	Vegetation in the area is mostly black spruce and a thick ground cover of mosses, lichen, and willows. The drainages are brushy with willows, alders, and small spruce. Less steep slopes support small stands of aspen.
Water Front	None
View	Most lots are on ridge tops with an easterly or southerly exposure.
Climate	Winter temperatures average between -22 to 25 degrees F. The temperature extremes are between -55 to 92 degrees F. Average annual precipitation is 15 inches.
Water Source	The Division of Geological and Geophysical Surveys has cautioned that groundwater may contain arsenic. Wells are expected to be deep.
Water/Sewage Disposal	Lot owners must construct individual sewage and wastewater disposal systems; these are restricted to self-contained privies or such systems as approved by ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 82-157. Parcels may contain wetlands and may require Department of the Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Assoc.	None
Other	Placer mining operations are currently active along Our Creek, to the east of the subdivision area. Parcels are located within a full fire protection area.

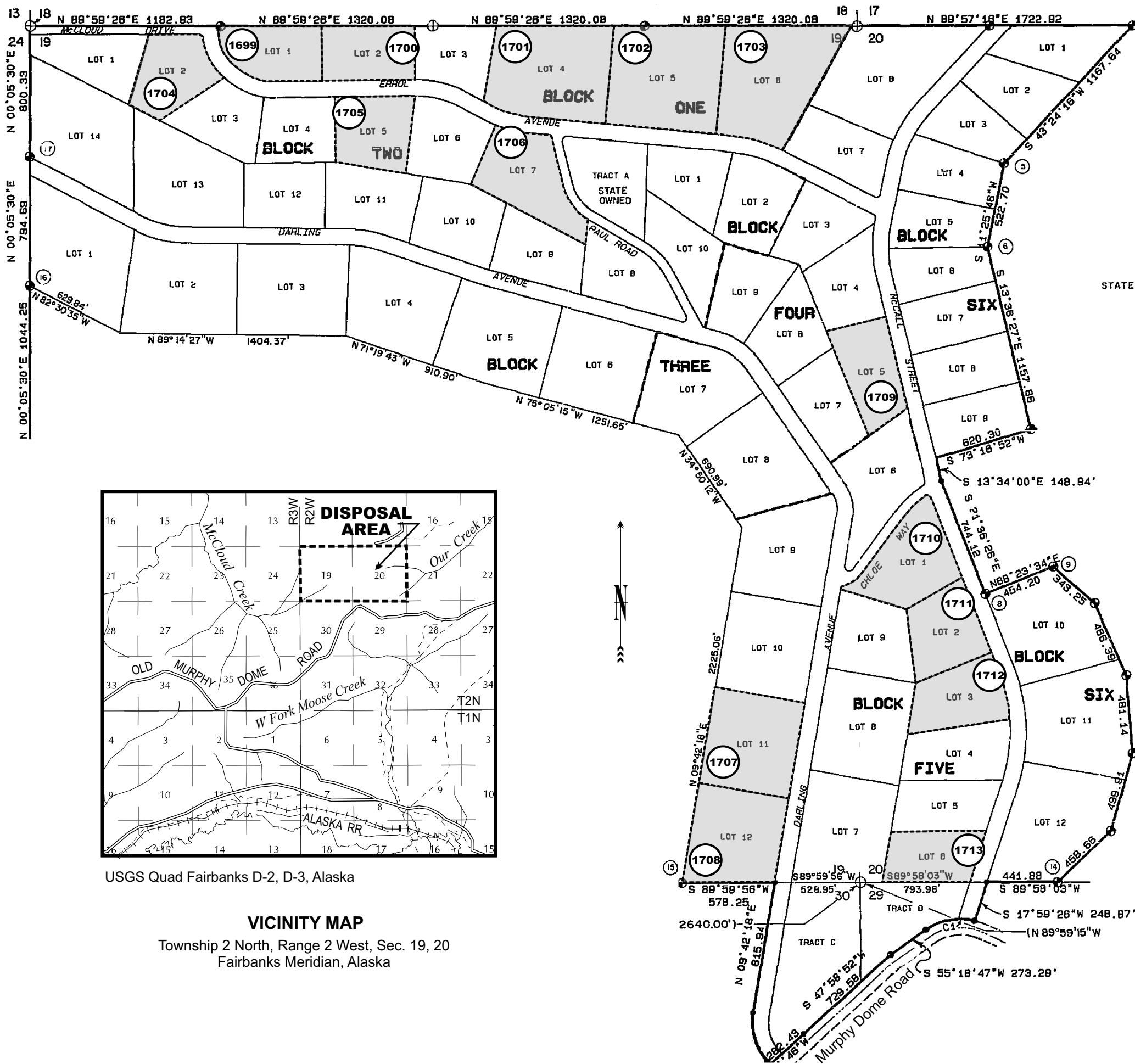
PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1699	409909	F002N002W19	ASLS 82-157	1	1	4.424	\$9,600.00
1700	409910	F002N002W19	ASLS 82-157	2	1	4.423	\$9,600.00
1701	409912	F002N002W19	ASLS 82-157	4	1	9.610	\$17,300.00
1702	409913	F002N002W19	ASLS 82-157	5	1	10.110	\$18,200.00
1703	409914	F002N002W19	ASLS 82-157	6	1	9.996	\$18,000.00
1704	409918	F002N002W19	ASLS 82-157	2	2	4.603	\$9,900.00
1705	409921	F002N002W19	ASLS 82-157	5	2	4.724	\$10,200.00
1706	409923	F002N002W19	ASLS 82-157	7	2	6.132	\$11,000.00
1707	409941	F002N002W19	ASLS 82-157	11	3	7.846	\$14,100.00
1708	409942	F002N002W19	ASLS 82-157	12	3	7.524	\$13,500.00
1709	409959	F002N002W19, 20	ASLS 82-157	5	4	4.838	\$10,500.00
1710	409962	F002N002W19, 20	ASLS 82-157	1	5	6.008	\$10,800.00
1711	409963	F002N002W20	ASLS 82-157	2	5	4.838	\$10,500.00
1712	409964	F002N002W20	ASLS 82-157	3	5	4.854	\$10,500.00
1713	409967	F002N002W20	ASLS 82-157	6	5	4.149	\$9,000.00

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Veterans' Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans' Land Discount may only be used once in an applicant's lifetime.

► Veterans' Discount Qualifications

To be eligible, you must submit proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. **Have been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Have served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Have received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active

duty, must be submitted. You are encouraged to request your Form DD 214 well in advance of the auction.

The Veterans' Land Discount may be applied only to acquisition of surface rights to the land. **It may not be applied to survey and platting costs, or other costs reimbursable to the state.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

If you qualify for the Veterans' Land Discount you must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another person, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

Below is an example of how a Veterans' Land Discount is calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

Veterans' Discount Calculation

Per Acre Reimbursable Cost	\$ 959.00	
"X" Parcel Size (Acres)	x 3.349	
Total Reimbursable Cost	\$ 3,211.69	
Bid Price	\$ 14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$ - 3,211.69	
Amount eligible for discount	\$ 10,788.31	
25% Veterans' Discount Rate	x 0.25	
Veterans' Discount	\$ 2,697.08	\$ - 2,697.08
Discounted Purchase Price (Bid Price Less Discount)		\$ 11,302.92
Less 5% bid deposit of the full Purchase price (do not submit a bid deposit based upon the discounted purchase price)		\$ - 700.00
Balance Due		\$ 10,602.92

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE
Alder View Addn. I.....	ASLS 81-207.....	\$374.00/Acre
Alder View Subd.....	ASLS 80-137.....	\$277.00/Acre
Alexander Creek West Subd.....	ASLS 79-209.....	\$225.00/Acre
Amber Lake North Subd.....	ASLS 80-152.....	\$293.00/Acre
Anderson (Sec. 18).....	ASLS 79-024.....	\$ 54.00/Acre
Anderson (Sec. 30).....	ASLS 79-029.....	\$ 54.00/Acre
Anderson (Sec. 31).....	ASLS 79-030.....	\$ 54.00/Acre
Anderson (Sec. 32).....	ASLS 79-031.....	\$ 54.00/Acre
Bald Mountain Subd.....	ASLS 80-176.....	\$238.00/Acre
Bartlett Hills Alaska Subd.....	ASLS 79-143.....	\$234.00/Acre
Bears Den Subd.....	ASLS 82-125.....	\$431.00/Acre
Bench Lake Subd.....	ASLS 80-147.....	\$323.00/Acre
Berg Subd.....	ASLS 82-181.....	\$531.00/Acre
Bruce Lake Subd.....	ASLS 79-155.....	\$492.00/Acre
Cannery Creek H.S.....	Sec. 6-11, 14-23, 29-32, T6N, R17W, SM.....	\$ 20.00/Acre
Canyon Lake Subd.....	ASLS 80-139.....	\$274.00/Acre
Cascade Creek H.S.....	Sec. 27-34, T20N, R8E SM.....	\$100.00/Acre
Central Odd Lots.....	Sec. 24, 26, 34, T9N, R14W, FM.....	\$ 53.00/Acre
Central Subd.....	ASLS 77-161.....	\$199.00/Acre
Chandalar Lake Subd.....	ASLS 85-224.....	\$408.00/Acre
Chase II Subd.....	ASLS 79-149.....	\$236.00/Acre
Chena Hot Springs II Subd.....	ASLS 80-138.....	\$260.00/Acre
Circle Subd.....	ASLS 78-163 Replat A-J77 & I-5 77-161.....	\$ 71.00/Acre
Copper Center Subd.....	ASLS 79-042.....	\$140.00/Acre
Copper Heights Subd.....	ASLS 80-009.....	\$241.00/Acre
Deadman Lake Subd.....	ASLS 81-040.....	\$268.00/Acre
Delta "B".....	ASLS 77-163.....	\$142.00/Acre
Delta AG Subd.....	ASLS 78-093.....	\$ 41.00/Acre
Denali View Subd.....	ASLS 80-145.....	\$405.00/Acre
Desperation Subd.....	ASLS 81-001.....	\$458.00/Acre
Dinglishna Hills Subd.....	ASLS 80-133.....	\$245.00/Acre
Donnelly Subd.....	ASLS 80-095.....	\$311.00/Acre
Dune Lake Subd.....	ASLS 81-056.....	\$292.00/Acre
Eagle Subd.....	ASLS 81-033.....	\$261.00/Acre
Farmview Subd.....	ASLS 82-123.....	\$347.00/Acre
Geskakmina Lake.....	ASLS 81-055.....	\$277.00/Acre
Glennallen Area I.....	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CR.....	\$122.00/Acre
Glennallen Area II.....	ASLS 79-249 Sec. 24, T4N, R2W, CRM.....	\$122.00/Acre
Glennallen Area II.....	ASLS 79-250 Sec. 22, T4N, R2W, CRM.....	\$122.00/Acre
Glennallen Area II.....	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM.....	\$122.00/Acre
Glennallen Subd.....	ASLS 79-036 Sec. 20, 21, T4N, R2W, CRM.....	\$122.00/Acre
Goldstreak Subd.....	ASLS 79-156.....	\$492.00/Acre
Greely Subd.....	ASLS 79-164.....	\$ 61.00/Acre
Greensward Subd.....	ASLS 79-154.....	\$492.00/Acre
Hayes Creek Subd.....	ASLS 81-020.....	\$302.00/Acre
Haystack Extension Subd.....	ASLS 80-163.....	\$274.00/Acre
Haystack Subd.....	ASLS 80-117.....	\$274.00/Acre
Heiden View Subd.....	ASLS 85-089.....	\$878.00/Acre
Hewitt Whiskey Lake Addn. I.....	ASLS 79-148.....	\$265.00/Acre
Hewitt Whiskey Lake Addn. II.....	ASLS 80-134.....	\$235.00/Acre
High Mountain Lakes Subd.....	ASLS 80-154.....	\$273.00/Acre
PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE
Indian River Subd.....	ASLS 80-131.....	\$229.00/Acre
Jack Subd.....	ASLS 79-165.....	\$ 61.00/Acre
June Creek Subd.....	ASLS 79-166.....	\$ 88.00/Acre
Kahiltna Flats Subd.....	ASLS 80-175.....	\$204.00/Acre
Keene Channel Subd.....	ASLS 81-008.....	\$440.00/Acre
Kenney Creek Subd.....	ASLS 80-143.....	\$273.00/Acre
Kenny Lake Subd.....	ASLS 81-193.....	\$740.00/Acre
Kentucky Creek.....	Sec. 4, 5, T3N, R13W, FM.....	\$ 58.00/Acre

PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE
Kentucky Creek.....	Sec. 52 28, 52 29, 32, 33, T4N, R13W, FM.....	\$ 58.00/Acre
Kindamina Lake Subd.....	ASLS 81-218.....	\$390.00/Acre
Petersburg/Kupreanof Subd.....	ASLS 79-182.....	\$411.00/Acre
Kutna Creek Subd.....	ASLS 80-157.....	\$264.00/Acre
Lake Louise Small Lots.....	Various US Surveys on Lake Louise.....	N/A
Lincoln Creek Subd.....	ASLS 82-158.....	\$642.00/Acre
Lockwood Lake Subd.....	ASLS 80-091.....	\$248.00/Acre
Mariner's Walk Subd.....	ASLS 85-225.....	\$395.00/Acre
Martin Subd.....	ASLS 84-021.....	\$257.00/Acre
McCloud Subd.....	ASLS 82-157.....	\$609.00/Acre
Mountain Point Subd.....	ASLS 80-187.....	\$1863.00/Acre
Mud Bight Subd.....	ASLS 79-243.....	\$1622.00/Acre
Murphy Subd.....	ASLS 82-159.....	\$284.00/Acre
Nenana South Subd.....	ASLS 80-106.....	\$225.00/Acre
Ninemile Creek Subd.....	ASLS 80-151.....	\$317.00/Acre
O'Conner Creek Subd.....	ASLS 83-023.....	\$271.00/Acre
Olmes East Subd.....	ASLS 80-178.....	\$190.00/Acre
Onestone Lake Subd.....	ASLS 81-110.....	\$430.00/Acre
Otter Lake Subd.....	ASLS 79-147.....	\$225.00/Acre
Panguinge Creek Subd.....	ASLS 79-168.....	\$112.00/Acre
Peters Creek Subd.....	ASLS 80-144.....	\$302.00/Acre
Riverview Subd.....	ASLS 83-128.....	\$262.00/Acre
Robe Lake Subd.....	ASLS 79-146.....	\$363.00/Acre
Safari Lake Subd.....	ASLS 80-188.....	\$257.00/Acre
Shell Hills Subd.....	ASLS 80-177.....	\$314.00/Acre
Shell Lake North Odd Lot.....	USS 4507.....	N/A
Shell Lake North Subd.....	ASLS 80-174.....	\$437.00/Acre
Skwentna Flats Subd.....	ASLS 80-126.....	\$250.00/Acre
Skwentna Station Subd.....	ASLS 79-205.....	\$265.00/Acre
Snake Lake Subd.....	ASLS 85-085.....	\$207.00/Acre
South Bald Mountain Addn. Subd.....	ASLS 82-001.....	\$336.00/Acre
South Bank Homestead.....	Sec. 18, 19, 20, T8S, R9E, FM.....	\$ 26.00/Acre
South Caribou Lake Addn.....	ASLS 81-175.....	\$585.00/Acre
South Caribou Lake Subd.....	ASLS 80-155.....	\$271.00/Acre
Southwind.....	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM.....	\$ 18.00/Acre
Super Cub Subd.....	ASLS 80-132.....	\$259.00/Acre
Swan Lake Subd.....	ASLS 79-145.....	\$265.00/Acre
Talkeetna Bluffs Addn.....	ASLS 81-196.....	\$453.00/Acre
Talkeetna Foothills Subd.....	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, S.....	\$ 18.00/Acre
Tazlina Hills Subd.....	ASLS 79-227.....	\$349.00/Acre
Tazlina NW Subd.....	ASLS 79-226.....	\$349.00/Acre
Tazlina SW Subd.....	ASLS 79-121.....	\$349.00/Acre
Tenakee Springs Subd.....	ASLS 81-216.....	\$1285.00/Acre
Tenderfoot Subd.....	ASLS 81-213.....	\$400.00/Acre
Tok (Sec. 14, T18N, R12E, CRM).....	ASLS 79-136.....	\$ 4.00/Lot
Tok (Sec. 14, T18N, R12E, CRM).....	ASLS 79-199.....	\$288.00/Acre
Tok (Sec. 15, T18N, R12E, CRM).....	ASLS 79-135.....	\$ 4.00/Lot
Tok (Sec. 23, T18N, R12E, CRM).....	ASLS 79-019.....	\$ 4.00/Lot
Tok (Sec. 25, T18N, R12E, CRM).....	ASLS 79-021.....	\$ 4.00/Lot
Tok Replat ASLS 79-006.....	ASLS 79-132.....	\$ 4.00/Lot
Tok Replat ASLS 79-134.....	ASLS 80-049.....	\$ 4.00/Lot
Totek Lake Subd.....	ASLS 81-057.....	\$305.00/Acre
Tower Bluffs Subd.....	ASLS 80-098.....	\$227.00/Acre
Trail Ridge Subd.....	ASLS 81-177.....	\$256.00/Acre
Trapper Creek Glen Subd.....	ASLS 79-242.....	\$265.00/Acre
Upper George Inlet Subd.....	ASLS 84-039.....	\$680.00/Acre
Vault Subd.....	ASLS 80-189.....	\$335.00/Acre
West Twin Lake Subd.....	ASLS 81-219.....	\$558.00/Acre
Willow Creek Subd.....	ASLS 79-122.....	\$156.00/Acre
Wrangell Narrows Subd.....	ASLS 81-007.....	\$440.00/Acre